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HAMILTON-WENTWORTH
REGIONAL OFFICIAL PLAN
AMENDMENTS 1993

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BY-LAW



THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R93-008

BEING A BY-LAW TO ADOPT AMENDMENT NO. 67 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of The Planning Act, S.O. 1983, Ch. 1, hereby enacts as follows:

1. THAT the text attached hereto and so designated is hereby adopted as Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.
2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, to the Minister of Municipal Affairs for approval.
3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.
4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 2nd day of February, 1993.


Chairman

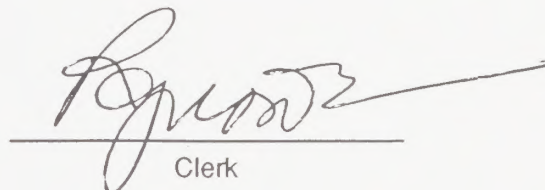

Clerk

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2. COMPONENTS OF THIS AMENDMENT
3. PURPOSE
4. LOCATION
5. BASIS

PART III THE AMENDMENT

1. INTRODUCTION
2. DETAILS OF THE AMENDMENT
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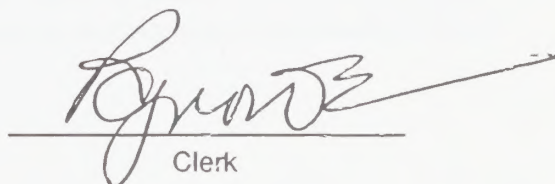
PART I - THE CERTIFICATION

AMENDMENT NO. 67

TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R93- 008 in accordance with Section 17 of The Planning Act, on the 2nd day of February, 1993.


Chairman
Clerk



PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to facilitate the severance of a 0.46 hectare (1.146 acre) residential lot from a 15.23 hectare (37.64 acre) property, by exempting the subject lands from Sections 3 and 6 of the Hamilton-Wentworth Official Plan.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are located on the east side of Wyatt Road north of the 6th Concession Road East, being part of Lot 2, Concession 6, in the former Township of East Flamborough, now in the Town of Flamborough.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

The exemption of this property from Sections 3 and 6 of the Hamilton-Wentworth Official Plan will allow the creation of a 0.46 hectare (1.146 acre) residential lot. Both the Town of Flamborough and the Region of Hamilton-Wentworth consider the proposed severance is appropriate and suitable for this area. Further, the proposal will not impact agricultural activity in the area.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled Part III - The Amendment, which consists of the following text, constitutes Amendment No. 67 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

2. DETAILS OF THE AMENDMENT:

TEXT CHANGE

The Official Plan of the Regional Municipality of Hamilton–Wentworth is amended by adding to Section 3 of the Plan, the following policy:

"3.1.28

Notwithstanding the provisions of Sections 3 and 6 of the Plan, one residential lot consisting of 0.46 hectares (1.146 acres) may be created from a 15.23 hectare (37.64 acre) property, located on the east side of Wyatt Road, north of the 6th Concession Road East, being Part of Lot 2, Concession 6, in the former Township of East Flamborough, now in the Town of Flamborough."

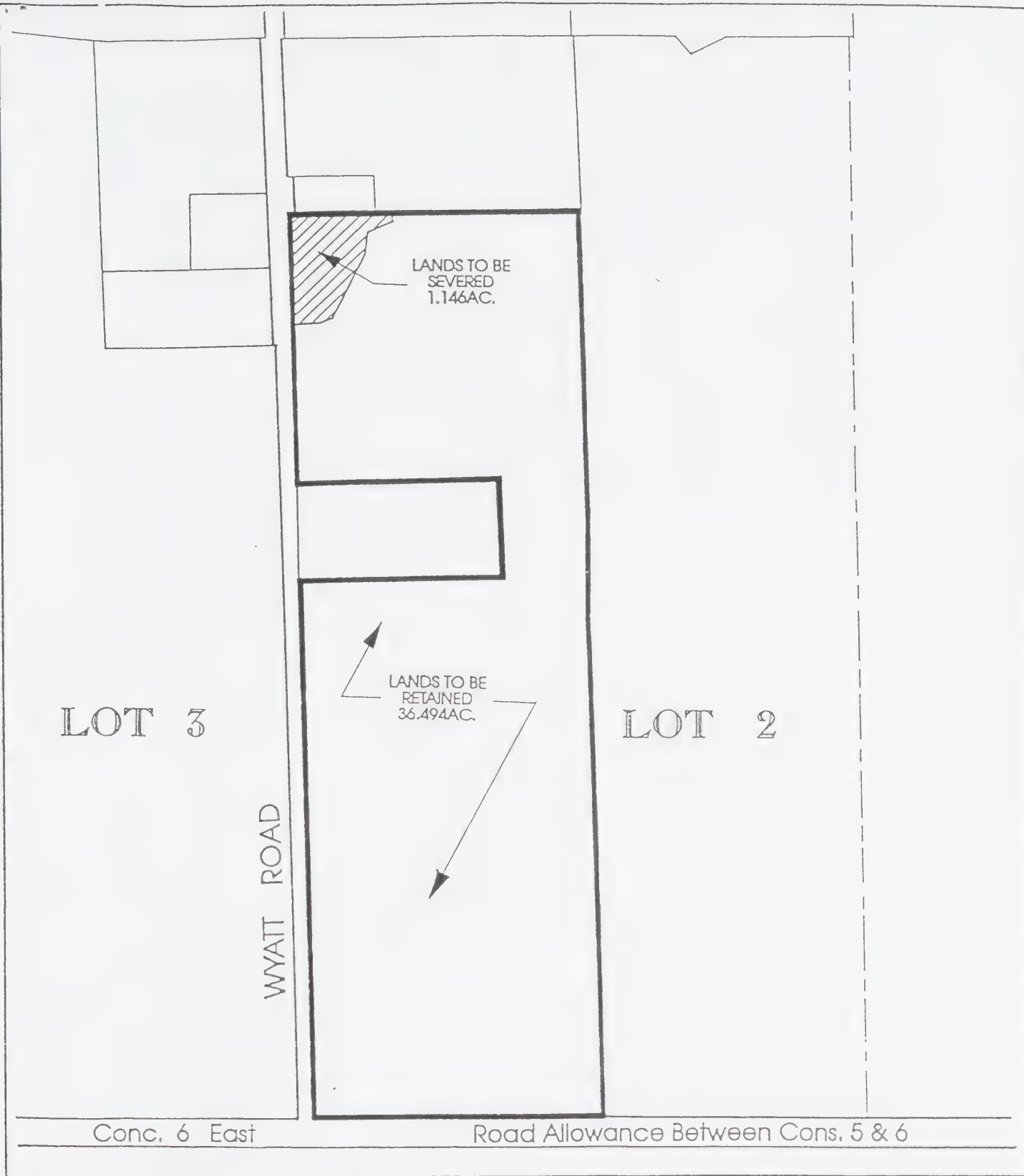
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THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Location of Proposed Regional Official Plan Amendment No. 67 (Town of Flamborough)



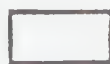


PLAN SHOWING
PART OF LOT 2 - CON. 6
TOWNSHIP OF EAST FLAMBOROUGH
NOW IN THE

TOWN OF FLAMBOROUGH

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



LANDS AFFECTED BY PROPOSED
OFFICIAL PLAN AMENDMENT No. 67



LANDS TO BE SEVERED FOR
RESIDENTIAL USE

North



Scale

N.T.S.

Reference File No.

Date

NOV. 10, 1992

Drawing No.

Authority: Economic Development and
Planning Committee
Report 8-93, Item 6
CM: May 4, 1993
(PLA 93-020)

Bill No. 2137

AMENDMENT No. 68

TO

THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

“

May 4, 1993

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R93-064

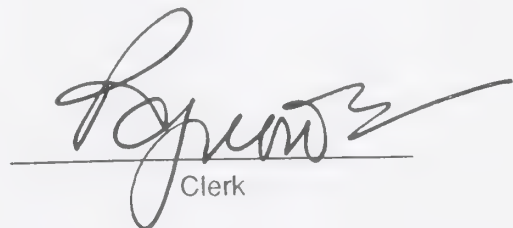
BEING A BY-LAW TO ADOPT AMENDMENT NO. 68 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of The Planning Act, S.O. 1983, Ch. 1, hereby enacts as follows:

1. THAT the text attached hereto and so designated is hereby adopted as Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.
2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, to the Minister of Municipal Affairs for approval.
3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the text attached hereto.
4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 4th day of May, 1993.


Chairman


Clerk

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text, constitutes Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to, permit a mobile home park on a 32 hectares (79 acres) property in the "Rural Area", by exempting the subject lands from provisions of the Hamilton–Wentworth Official Plan, including the requirement for the proposal to be developed by a plan of subdivision.

4. LOCATION OF THE AMENDMENT:

The lands affected by this Amendment are located at 404 - 12th Concession Road East, Part of Lot 4, Concession 11, formerly in the Township of East Flamborough, now in the Town of Flamborough.

The site is shown in the attached appendix being Part IV of this Amendment.

5. BASIS OF THIS AMENDMENT:

The exemption of the subject lands from the provisions of the Hamilton-Wentworth Official Plan will allow the reasonable use of these lands, since Regional Council considers the proposed use of these lands as appropriate for the area.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled Part III - The Amendment, which consists of the following text, constitutes Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

2. DETAILS OF THE AMENDMENT: TEXT CHANGE

The Official Plan of the Regional Municipality of Hamilton–Wentworth is amended by adding to Section 3 of the Plan, the following policy:

"3.1.29 Notwithstanding the provisions of this Plan, up to 300 mobile homes (with 120 units in the first phase), 5 cabins, a single family dwelling, ancillary facilities including recreational, convenience commercial and administrative, may be permitted without the requirement of a plan of subdivision, on a 32 hectares (79 acres) property, located at 404 - 12th Concession Road East, being part of Lot 4, Concession 11, in the former Township of East Flamborough, now in the Town of Flamborough.

The development shall be subject to a water quality monitoring program satisfactory to the Medical Officer of Health and the Ministry of Environment and Energy. Communal water supply and communal sewage disposal systems shall be owned by the Region. Certificates of Approval will be required from the Department of Public Health Services and/or the Ministry of Environment and Energy."

PART I - THE CERTIFICATION

AMENDMENT NO. 68

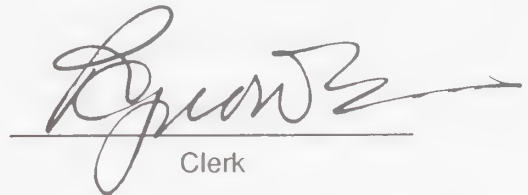
TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 68 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R93-064 in accordance with Section 17 of The Planning Act, on the 4th day of May, 1993.



Chairman



Clerk

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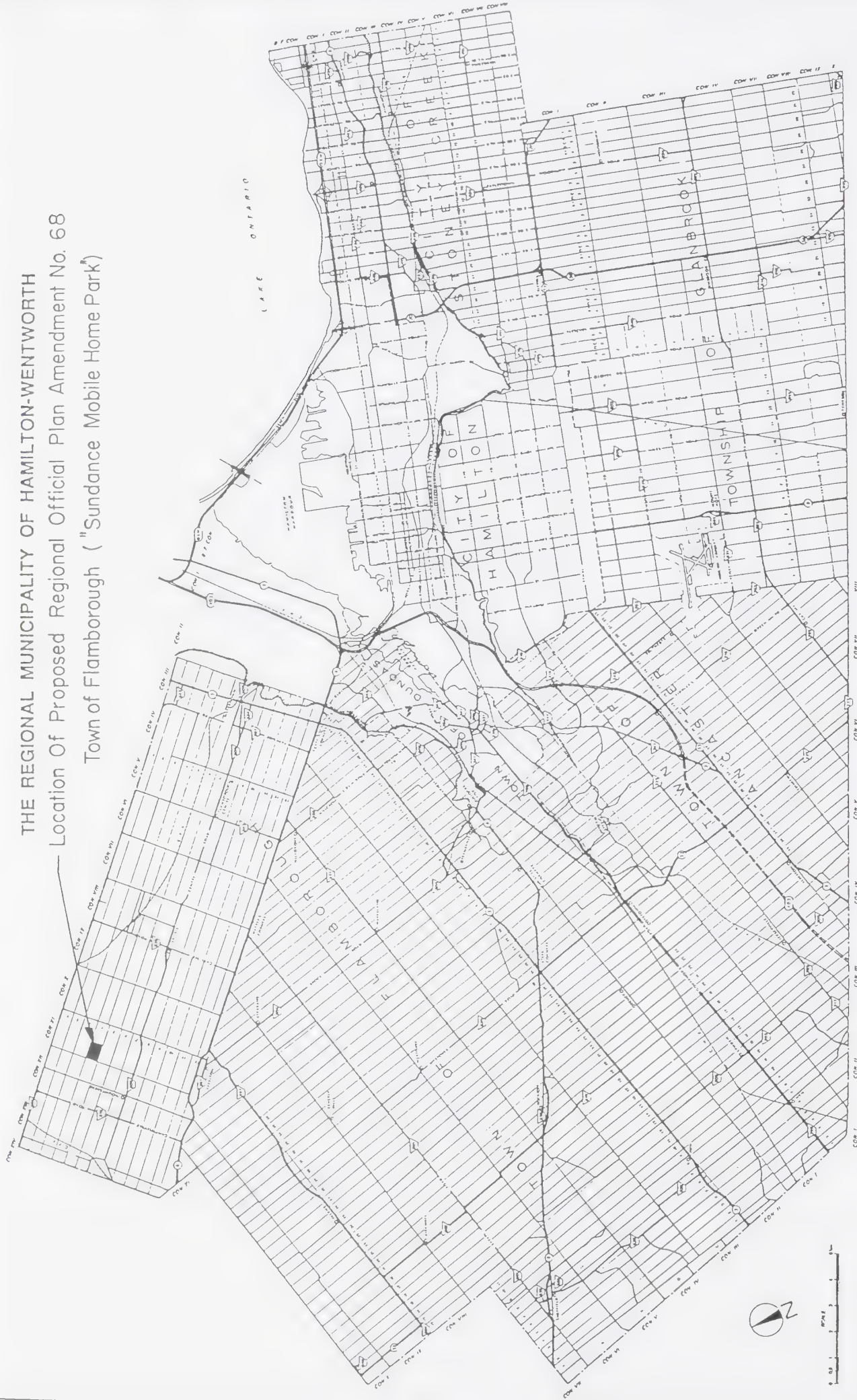
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THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Location Of Proposed Regional Official Plan Amendment No. 68

Town of Flamborough ("Sundance Mobile Home Park"





PLAN SHOWING
PART OF LOT 4, CONCESSION 11
FORMERLY IN THE
TOWNSHIP OF EAST FLAMBOROUGH
NOW IN THE
TOWN OF FLAMBOROUGH

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



LOCATION OF PROPOSED
REGIONAL OFFICIAL PLAN
AMENDMENT No. 68
(SUNDANCE MOBILE HOME
PARK)

North



Scale

NONE

Reference File No.

Date

MAR. 12/93

Drawing No.

AMENDMENT No. 70

TO

THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

1993 August 17

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

BY-LAW NO. R93- 105

BEING A BY-LAW TO ADOPT AMENDMENT NO. 70 TO
THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH
ATTACHED TO AND FORMING PART OF REGIONAL BY-LAW NO. R80-094

The Council of the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 17 and 21 of The Planning Act, R.S.O. 1990, Ch. P.13, hereby enacts as follows:

1. THAT the text and schedule attached hereto and so designated is hereby adopted as Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton-Wentworth.
2. THAT the Clerk of the Region is hereby directed to forward Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, to the Minister of Municipal Affairs for approval.
3. THAT the Official Plan attached to and forming part of By-law No. R80-094 is hereby amended by adding thereto the schedule change attached hereto.
4. THAT this By-law shall come into force and take effect on the day of its final passing.

Passed and enacted this 17th day of August, 1993.


Chairman

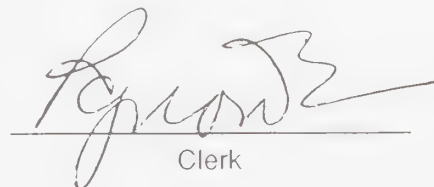

Clerk

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PART I - THE CERTIFICATION

AMENDMENT NO. 70

TO THE OFFICIAL PLAN OF

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton-Wentworth, constituting the explanatory text and schedule, was prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth and adopted by Regional Council by By-law No. R93- 105 in accordance with Section 17 of The Planning Act, on the 17th day of August, 1993.


Chairman


Clerk

PART II - THE PREAMBLE

1. TITLE:

This Amendment shall be known as Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

2. COMPONENTS OF THIS AMENDMENT:

Only that part of this document entitled "Part III - The Amendment", comprising the attached text and schedule, constitutes Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

3. PURPOSE OF THIS AMENDMENT:

This Amendment is intended to modify Map 1 of the Hamilton–Wentworth Official Plan to redesignate the subject lands from "Industrial–Business Park" to "Residential and Related Uses" in order to permit the development of the lands for commercial uses.

4. LOCATION OF THE AMENDMENT:

The specific lands of the applicant for this Amendment are located on the north side of Golf Links Road immediately west of the Red Hill Creek Expressway interchange, consisting of 4.75 hectares (11.74 acres). Because the lands designated "Industrial–Business Park" on Map 1 are less precisely shown than the lands designated "Industrial" on Schedule B in the Town of Ancaster's Official Plan, this amendment will redesignate all "Industrial–Business Park" lands north of Golf Links Road, between the existing "Residential and Related Uses" designation to the west and the Mohawk Road/Golf Links Road/Red Hill Creek Expressway interchange to the east.

5. BASIS OF THIS AMENDMENT:

The applicant (The Meadowlands Group) wishes to develop the subject lands for commercial uses in conjunction with the commercial lands to the west, which were established by Official Plan Amendment No. 32. The final alignment of the Red Hill Creek Expressway has reduced the remaining industrial lands east of the commercial area to less than 5 hectares, which makes it less viable as an industrial area. The most appropriate use for these lands is for commercial purposes, developed with the adjacent lands.

PART III - THE AMENDMENT

1. INTRODUCTION:

The whole of this part of the document entitled Part III - The Amendment, which consists of the following text and schedule, constitutes Amendment No. 70 to the Official Plan of the Regional Municipality of Hamilton–Wentworth.

2. DETAILS OF THE AMENDMENT:

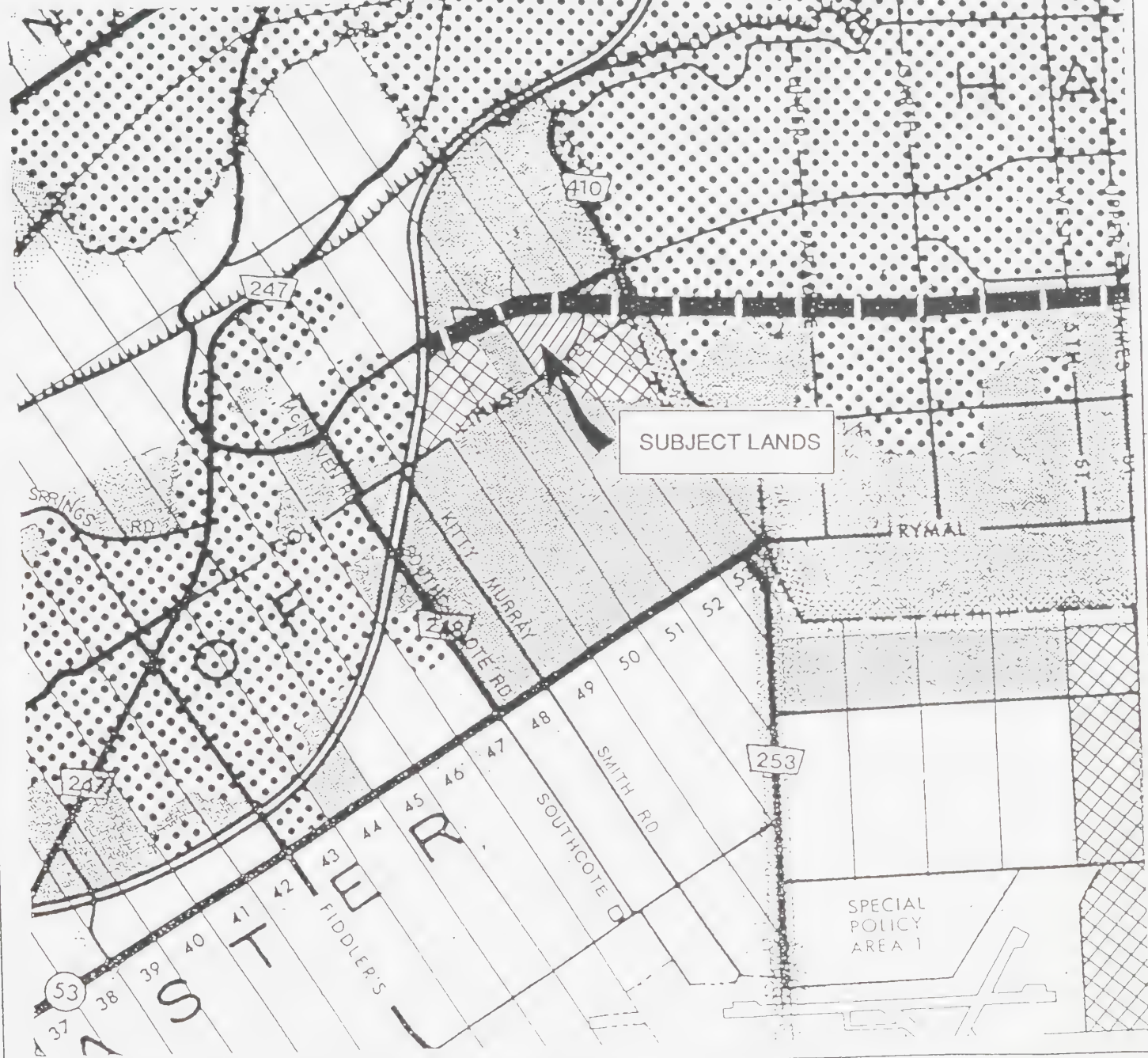
MAP CHANGE

The Official Plan of the Regional Municipality of Hamilton–Wentworth is amended by the following schedule change:

- (1) Map No. 1 - "The Regional Development Pattern", a portion of which is attached hereto as Schedule "A", is hereby amended by changing the identified lands from "Proposed Development, Industrial–Business Parks" to "Proposed Development, Residential and Related Uses".

SCHEDULE A

TO AMENDMENT No. 70
AMENDING MAP No. 1 OF THE
REGIONAL MUNICIPALITY OF
HAMILTON-WENTWORTH
OFFICIAL PLAN



URBAN POLICY AREAS

 EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT

 RESIDENTIAL & RELATED USES

 INDUSTRIAL-BUSINESS PARKS

RURAL POLICY AREAS

 RURAL AREA

Legend



Change from "Industrial-Business Parks"
to "Residential & Related Uses"

North



PART IV

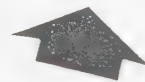
THE APPENDIX

APPENDIX MAP
TO AMENDMENT No. 70
TO THE REGION OF HAMILTON-WENTWORTH OFFICIAL PLAN

PLAN SHOWING
PART OF LOTS 51, 52, AND 53 - CONCESSION 2
IN THE
TOWN OF ANCASTER



LANDS AFFECTED BY AMENDMENT No. 70 TO THE
HAMILTON-WENTWORTH OFFICIAL PLAN



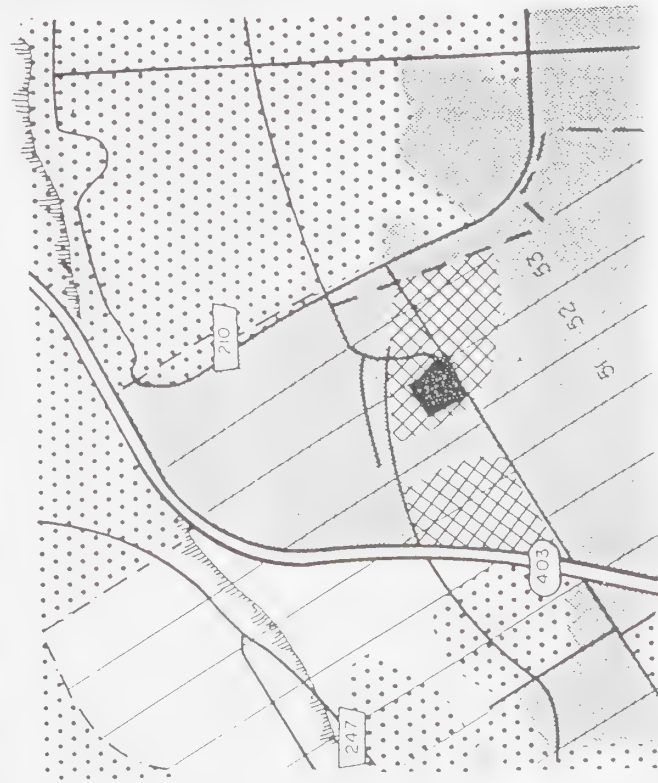
THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Location Of Proposed Regional Official Plan Amendment

Town Of Ancaster (Applicants - 752401 Ont. & 893322 Ont.)



EXCERPT OF REGIONAL OFFICIAL PLAN MAP No. 1



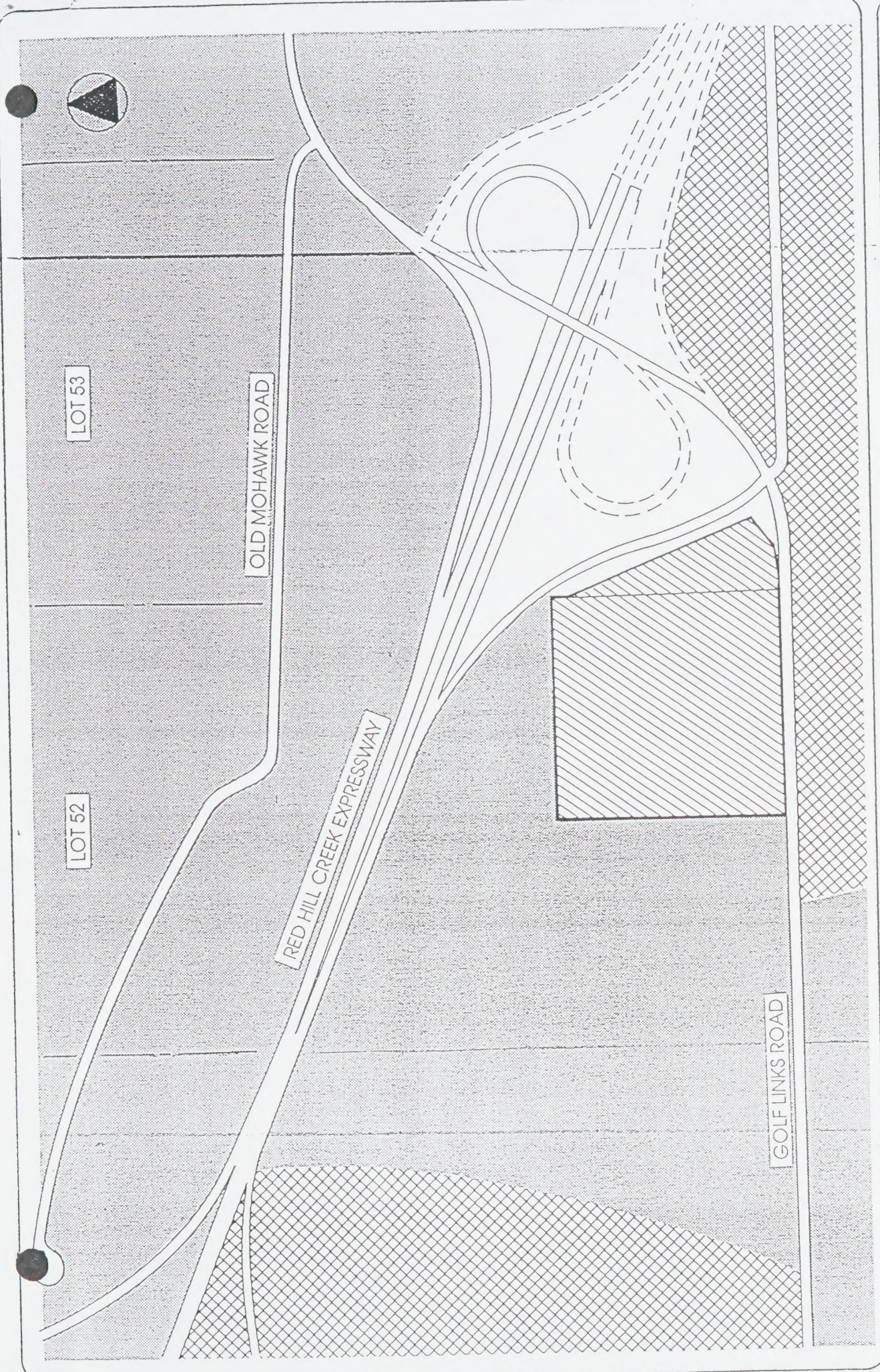
LEGEND

- SITE OF R.O.P.A. APPLICATION
- EXISTING DEVELOPMENT

PROPOSED DEVELOPMENT

- INDUSTRIAL - BUSINESS PARKS
- RESIDENTIAL & RELATED USES


RURAL AREA




DETAIL OF
REGIONAL OFFICIAL PLAN
MAP No. 1


PLANNING & DEVELOPMENT DEPARTMENT
HAMILTON-WENTWORTH REGION

LEGEND

 SITE OF REGIONAL OFFICIAL PLAN AMENDMENT

PROPOSED DEVELOPMENT

 INDUSTRIAL-BUSINESS PARKS

 RESIDENTIAL & RELATED USES



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BLACK	25071	NOIR
BLUE	25072	BLEU
RL. BLUE	25073	RL. BLEU
GREY	25074	GRIS
GREEN	25075	VERT
RUST	25078	ROUILLE
EX RED	25079	ROUGE

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25% RECYCLED

AUTRES PRODUITS:
25 % FIBRES RECYCLÉES

